

**CITY OF ALAMEDA PLANNING BOARD  
DRAFT RESOLUTION**

A RESOLUTION OF THE CITY OF ALAMEDA PLANNING BOARD APPROVING USE PERMIT PLN11-0220 FOR ALEX KANG, SAN FRANCISCO REGION SPORTS CAR CLUB OF AMERICA (SCCA) AND ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY 1951 MONARCH STREET (ALAMEDA POINT)

WHEREAS, Alex Kang of the San Francisco Region Sports Car Club of America (SCCA) and Alameda Reuse and Redevelopment Authority have requested an interim use permit for up to six autocross events a year at Alameda Point; and

WHEREAS, the City of Alameda Planning Board has approved a similar use permit for the Porsche Club; and

WHEREAS, the Porsche Club has successfully conducted autocross events without incident or problems within an established set of limitations and guidelines imposed by their use permit; and

WHEREAS, the SCCA is proposing to conduct the same type of events under the same limitations and conditions as are imposed on the Porsche Club,

WHEREAS, the project site is located within a M-2 General Industrial Zoning District; and

WHEREAS, the project site is located within a Parks and Open Space General Plan Designation; and

WHEREAS, Planning Board held a public hearing on this application on September 26, 2011; and

WHEREAS, the Planning Board has made the following findings concerning the project:

a) The location of the proposed use is compatible with other land uses in the general neighborhood area. The autocross events would occur on a 55-acre section of Runway 725 within the Northwest Territories, north of the proposed Alameda Point Wildlife Refuge at Alameda Point. This section of Alameda Point is isolated from the residential buildings at Alameda Point; the closest occupied former Navy residences are more than 500 feet away from the site. The Oakland/Alameda Estuary to the north is a ship channel; City View Skate Park is located to the east; the former bachelor military quarters to the south are currently vacant and have not been leased pending a Master Plan for Alameda Point; airplane hangers to the south have been leased for industrial uses; and the airplane runways to the south and west are no longer in use.

b) These events would be held in the same area that is currently used by Alameda Point

Antiques Fair (formerly Antiques by the Bay), which operates the first Sunday of each month. Alameda Point Antiques Fair would take precedence over the autocross events, which would occur on Saturdays and on those Sundays when Alameda Point Antiques Fair is not using the site. As conditioned below, a conspicuous and brightly colored temporary barrier shall be erected in front of the west side of the City View Skate Park on autocross event days to ensure that cars do not maneuver close to the skate park.

- c) The proposed use will be served by adequate transportation and service facilities. Main Street provides access to the site and the area has adequate parking. Participants and visitors to the autocross events would utilize existing traffic routes and parking facilities that are already utilized by Alameda Point Antiques Fair visitors. Because the autocross events would occur during off-peak hours (on the weekends) and are expected to attract an average of 130 people, the events would have no significant impact on the Level of Service for traffic in the Webster and Posey Tubes.
- d) The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity. The closest occupied former Navy residences are located more than 500 feet away from the site and the former Navy buildings nearby that are used for industrial and commercial would not be within noise or other impact zones of the use. The conditions of this approval would require the applicant to be responsible for the removal of all trash and litter generated on the site. The site is not within the proposed U.S. Fish and Wildlife refuge area, and is more than 2,000 feet from the Least Tern nest area.
- e) The proposed use relates favorably to the General Plan. The site is located within an area designated as Parks and Open Space and the proposed Interim Use is compatible with this category. Allowing the proposed interim reuse will help Alameda Point to transition from past military use and contribute to visitor-serving facilities at Alameda Point.
- f) The interim use is approved for a limited time, not to exceed the maximum time frame set forth in the interim leasing program criteria, because the proposal is limited for a five year period through 2016.
- g) The interim use utilizes existing facilities and does not require substantial new development, because the applicant can use former Navy utility facilities and the parking lot in substantially their present conditions, with the addition of only temporary facilities for restrooms and display booths.
- h) The interim use will not disrupt on-going operations of the government entity should the interim use occur concurrent with continuing operations by the government entity, because all military uses of the former Navy base have closed.
- i) The interim use will not be detrimental to the ultimate redevelopment of the property or the potential resumption of use of the property by the government entity, because no new permanent improvements to the site would occur.

- j) The interim use is consistent with an interim leasing program adopted by the City, because conditions established for interim leases have been applied to the project and because, through the conditions of approval, ARRA staff will retain final authority in approving events in order to assure that the use would not compromise any development plans for the area and/or the other on-going uses of the site.

BE IT RESOLVED THAT, the project is Categorically Exempt from additional environmental review pursuant to CEQA Guidelines Section 15301, in that the use would occur on an existing outdoor area, would only occur six times a year, and does not include any physical changes to the environment.

BE IT FURTHER RESOLVED THAT the Planning Board of the City of Alameda hereby approves Conditional Use Permit, PLN11-0220 for Alex Kang, San Francisco Region Sports Car Club of America (SCCA) and Alameda Reuse and Redevelopment Authority 1951 Monarch Street (Alameda Point) to operate autocross events subject to compliance with the following conditions:

1. Time Limit: This Use Permit is valid for five years after the date of approval.
2. Six Weekend Events: All events associated with this Use Permit shall occur exclusively on the weekends and shall be limited to six events annually.
3. Special Event Permit: The applicant shall apply for a Special Events Permit from the Community Development Department at least 30 days prior to each event associated with this Use Permit.
4. ARRA License: All events associated with this Use Permit shall receive prior approval from the ARRA staff to ensure that the events do not conflict with other events (i.e. Alameda Point Antiques Fair), existing uses, and development plans for the base.
5. Northwest Territories: The event would be operated within the approved confines and parameters of the Alameda Point Antiques Fair events on the Northwest Territories.
6. Hours of Operation: The events shall begin no earlier than 7:00 a.m. and shall end no later than 6:00 p.m.
7. Event Size: A maximum of 150 cars and 180 people shall attend any event associated with this Use Permit.
8. Maximum Speeds: The maximum speed of any vehicle that is part of any autocross event associated with this Use Permit is limited to 55 miles per hour.
9. Buffers: A 100-foot separation between the car course shall be maintained from the water, all existing buildings and the City View Skate Park, and from all other events or activities associated with this Use Permit.

10. Noise. The event sponsor shall self-monitor the decibels generated by any event associated with this Use Permit in order to ensure that the events conform to the restrictions of the City noise ordinance of the Alameda Municipal Code. In addition, ambient sound at the periphery of the lease area shall not exceed 65 decibels. No amplified public address systems or music shall be permitted as part of any event associated with this Use Permit.
11. Parking and Traffic Control. Pursuant to the lease agreement, the applicant shall be responsible for traffic control (within the confines of the event) and shall designate parking spaces for all cars associated with the events.
12. Site Cleanup. Pursuant to the lease agreement, the applicant shall be responsible for the provision of portable toilets and waste receptacles. The project sponsor shall be responsible for the removal of all trash and vehicular fluids deposited on the site, as a result of any events associated with this Use Permit.
13. Other Permits. The applicant shall obtain and comply with the conditions of permits required by other agencies in connection with the site, including but not limited to use and custody of chemicals. Where the requirements of other agency permits are more restrictive than this approval, the other agencies' permits requirements shall apply.
14. Unenclosed Storage. There shall be no outdoor storage unless approved by the Community Development Director, and any outdoor storage permitted shall be temporary for in-transit materials.
15. Least Tern. Employees, vendors and customers of the applicant shall be prohibited from entering wetlands areas or areas of endangered species habitat, particularly the California Least Tern habitat southwest of Buildings 24 and 25. The applicant shall post information, to be provided by ARRA, regarding the value of the habitat areas on the base and the reasons for restrictions on human activity, and shall cooperate in educational programs on these subjects. No animals except certified disability assistance dogs shall be permitted.
16. Stormwater/Wastewater. City of Alameda Municipal Code Sections 18-21 to 18-25 regarding storm water management and discharge control prohibit non-storm water discharges into the storm sewer system. The applicant shall comply with the requirements of the City of Alameda Public Works Department, Urban Runoff Manager, including but not limited to:
  - a. Best Management Practices (BMP's) as described in brochures available from the City of Alameda Public Works Department, to maintain waste management (trash) areas, loading areas and parking areas to insure that no debris or waste shall discharge to storm drain or contaminated rain water.
  - b. No washing of vehicles or equipment or maintenance or repair work shall be

permitted except in designated, covered areas.

- c. The site shall be kept clean of debris, which may contaminate storm drains. Only dry clean-up methods shall be used to maintain the site.
- d. Prior to the event, the applicant shall make provisions for the Urban Runoff Program Manager and/or engineering staff to inspect adherence to Clean Water Program BMP's.

17. Revocation: This Use Permit may be modified or revoked by the Planning Board, pursuant to Alameda Municipal Code Section 30-21.3d should the Planning Board determine that: 1) the use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity; 2) the property is operated or maintained so as to constitute a public nuisance; or 3) the use is operated in violation of the conditions of the Use Permit.

18. HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, its Redevelopment Agency, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda Redevelopment Agency, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Community Development Department, Alameda City Planning Board, the City of Alameda Redevelopment Agency or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Community

Development Department a written notice of appeal stating the basis of appeal and paying the required fees.

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